



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on August 9, 2016
Des Plaines, Illinois**

- 1. Roll Call:** Chairman Mauro Glorioso; Jim Bilotta; Robert J. Steffen, Dana D. Kinion, and Kevin Freeman.

Staff: Louis G. Apostol, JD, CAE, Executive Director & General Counsel;
Steve Waggoner, Chief Administrative Law Judge via conference call,
Dianne Lerman, Recording Secretary.

Mr. Glorioso convened the meeting at 10:00 a.m. The Board welcomed Dana Kinion to the PTAB Board of Directors. Mrs. Kinion thanked the Board and looks forward to working with all members and staff.

- 2. Approval of Board Minutes from the July 12, 2016 Meeting:**

Mr. Freeman moved to approve the Board Minutes of July 12, 2016 as presented.
Mr. Bilotta seconded the Motion and it carried 5-0.

- 3. Adoption or Amendments to the Agenda:**

Mr. Freeman moved to adopt the Agenda as presented. Mr. Steffen seconded the Motion and it carried 5-0.

- 4. Executive Director's Report**

Mr. Apostol reviewed the agency's current operations and the FY17 Budget. He reported FY16 expense vouchers are being processed and reimbursements have been issued. He further reported negotiations with AFSCME are still ongoing at this time and he and selected staff, continue to participate in monthly conference calls with Labor Relations.

Mr. Apostol reported that PTAB currently has (4) open positions and is utilizing 75-day Staff, at both the Des Plaines and Springfield Offices, to assist in reducing the backlog of appeals. He further reported Albert Nguyen will start on August 16th as an Office

BOARD MEMBERS

Kevin L. Freeman
Chicago

Jim Bilotta
Lockport

Robert J. Steffen
South Barrington

Dana D. Kinion (Acting)
Springfield

Associate at the Des Plaines office and replaces Grecia Brito. He stated he is working with CMS to recruit additional staff to handle the increase in new appeal filings statewide.

Mr. Apostol reported the new VoIP telephone system is working very well with little or no problems reported by staff. He again stated the next phase will include the Des Plaines office. He further reported PTAB should experience cost savings going forward with the current CENTREX system being phased out.

Mr. Apostol reported no Governor's Director's Cabinet meetings were scheduled in August. He further reported he participated in the "Council of Counsels" program on August 4th in Springfield and briefed the Board on topics for discussion. He also reported he is attending the "Rapid Response/Lean" program on August 10th and briefed the Board on activities related thereto.

Mr. Apostol reported PTAB continues to be current with all Governor's Office of Citizen Action inquiries and FOIA requests at this time.

Mr. Apostol reviewed the status and responsibility of annual Ethics Training for both staff and Board of Directors.

Mr. Apostol reminded the Board the next meeting is scheduled for Tuesday, September 13th at 10:00 a.m., in Des Plaines.

Mr. Freeman moved to accept the Executive Director's Report. Mr. Steffen seconded the Motion and it carried 5-0.

5. Discussion of Motions

- a. Exelon Generation Company, LLC: #14-00953-I-3 (Ogle)

Mr. Glorioso moved to grant a 150-day extension. Mr. Steffen seconded the Motion and it carried 5-0.

- b. Aneel Belani: #15-01404-C-1 (Kane)
Sybil Gratz: #15-01408-R-1 (Kane)
Vic Krause: #15-01415-R-1 (Kane)
Charles Boland: #15-01423-R-1 (Kane)
Felipe Carrillo Classic Investments: #15-01424-R-1 (Kane)
Felipe Carrillo Classic Investments: #15-01425-R-1 (Kane)
Alicia Garcia: #15-01426-R-1 (Kane)
Kathy Jones: #15-01434-R-1 (Kane)
Charles Atkinson: #15-01436-R-1 (Kane)

Tom Bugajski: #15-01437-R-1 (Kane)
Michael Kronk: #15-01438-R-1 (Kane)
Mark Abate: #15-02439-R-1 (Kane)
Properties of Hampshire, LLC: #15-01441-C-2 (Kane)
PT, LLC, & BAPA, LLC: #15-01442-C-1 (Kane)
Bohler-Uddeholm Corporation: #15-01443-I-3 (Kane)
Diann Gentile: #15-01453-R-1 (Kane)
David Bearden: #15-01461-R-1 (Kane)
Pam Gleich: #15-01462-R-1 (Kane)
Firethorne Apartments, LLC: #15-01473-C-3 (Kane)
Markath, LLC: #15-01489-R-1 (Kane)
Irshad Siddique: #15-01499-C-1 (Kane)
VIP Batavia, LLC: #15-01631-I-2 (Kane)
Spirit Master Funding III, LLC: #15-01633-C-3 (Kane)
U.S. Bank, N.A.: #15-01640-C-2 (Kane)
Kurt & Joan Straub: #15-01649-R-1 (Kane)
Baljit Uppal: #15-01676-R-1 (Kane)
James Wagner: #15-01677-R-1 (Kane)
ITW Buildex: #15-01679-I-2 (Kane)
Fox Ribber Business Center Land, LLC: #15-01681-I-2 (Kane)
Nora Brennan: #15-01683-R-1 (Kane)

Mr. Freeman moved to grant a final 60-day extension in each of the appeals listed above. Mr. Steffen seconded the Motion and it carried 5-0.

- c. Sachin & Polak Patel: #15-01635-C-1 (Fulton)

Mr. Steffen moved to grant a 30-day extension to the Fulton County Board of Review. Mr. Freeman seconded the Motion and it carried 5-0.

- d. Christopher & Mary Politsch: #15-02134-R-1 (DeKalb)
Donna & Kenneth Van Barriger: #15-02135-R-1 (DeKalb)
Cosmopolitan Bank & Trust #31901: #15-02178-R-1 (DeKalb)
American Homes 4 Rent: #15-02670-R-1 (DeKalb)
American Homes 4 Rent: #15-02674-R-1 (DeKalb)
American Homes 4 Rent: #15-02675-R-1 (DeKalb)
American Homes 4 Rent: #15-02679-R-1 (DeKalb)
American Homes 4 Rent: #15-02682-R-1 (DeKalb)
GLCH, LLC: #15-02183-R-1 (DeKalb)
American Homes 4 Rent: #15-02684-R-1 (DeKalb)
American Homes 4 Rent: #15-02685-R-1 (DeKalb)

Mr. Freeman moved to grant a final 60-day extension in each of the appeals listed above to the DeKalb County Board of Review. Mr. Steffen seconded the Motion and it carried 5-0.

- e. Robert Becherer: #15-01505-C-2 (Logan)

Mr. Freeman moved to grant a 30-day extension to the Logan County Board of Review. Mrs. Kinion seconded the Motion and it carried 5-0.

- f. Bayside Terrace: #15-01623-C-3 (Lake)
Fred Less: #15-01625-R-1 (Lake)
J3B LP Graphic Partners: #15-01626-I-1 (Lake)
Bonstores Realty Two, Inc.: #15-01697-C-3 (Lake)
L.B. Anderson & Company, Inc.: #15-01698-C-2 (Lake)
Schultes Precision Manufacturing, Inc.: #15-01711-I-1 (Lake)
Tom Henderson: #15-01714-C-1 (Lake)
White Oak Project Company, LLC: #15-01775-C-3 (Lake)
L.B. Anderson & Company, Inc.: #15-01799-C-1 (Lake)
Yashbir Mehta: #15-01507-C-2 (Lake)
Lake Park Center: #15-01510-C-2 (Lake)

Mr. Freeman moved to grant a final 90-day extension in each of the appeals listed above to the Lake County Board of Review. Mrs. Kinion seconded the Motion and it carried 5-0.

- g. Best Buy #207: #15-00296-C-3 (Peoria)
BRE/ESA P Portfolio, LLC: #15-00560-C-3 (Peoria)

Mr. Freeman moved to grant a final 90-day extension in each of the appeals listed above to Intervenor, Peoria S.D. #150. Mrs. Kinion seconded the Motion and it carried 5-0.

- h. Kohl's Department Stores, Inc.: #15-00409-C-3 (Madison)

Mr. Freeman moved to grant a final 90-day extension to Intervenor, Edwardsville C.U.S.D. #7. Mrs. Kinion seconded the Motion and it carried 5-0.

- i. Marquardt S.D. #15: #14-02998-I-3 (DuPage)
Marquardt S.D. #15: #14-03004-I-3 (DuPage)

Mr. Freeman moved to grant a final 90-day extension in each of the appeals listed above to Intervenor (Owner), KTR Capital Partners, LLC. Mrs. Kinion seconded the Motion and it carried 5-0.

- j. Gerald Bernat: #15-00466-C-2 (Kane)

Mr. Bilotta moved to grant a 60-day extension to Intervenor, Huntley C.S.D. #158. Mr. Steffen seconded the Motion and it carried 5-0.

- k. O'Hare Towers Investment Partners, LLC: #15-20880-C-2 (Cook – Maine)

Mr. Freeman moved to grant a final 30-day extension to Intervenor, Village of Rosemont. Mr. Glorioso seconded the Motion and it carried 5-0.

- l. Riverside Concrete Pumping: #10-36462-C-2 (Cook – Lyons)

Mr. Freeman moved to grant a final 30-day extension to Intervenor, Village of Brookfield. Mr. Glorioso seconded the Motion and it carried 5-0.

- m. Commonwealth Edison Company: #15-21249-I-2 (Cook – Stickney)

Mr. Bilotta moved to grant a final 90-day extension to Intervenor, J. Sterling Morton H.S.D. #201. Mr. Glorioso seconded the Motion and it carried 5-0.

- n. Duane Graff Jr.: #14-30895-C-2 (Cook – Palos)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Worth S.D. #127. Mr. Steffen seconded the Motion and it carried 5-0.

- o. Carson Pirie Scott & Company: #14-31945-C-3 (Cook – Rich)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Matteson Public Library. Mr. Steffen seconded the Motion and it carried 5-0.

- p. L.A. Fitness: #11-33257-C-3 (Cook – Rich)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Matteson Public Library. Mr. Steffen seconded the Motion and it carried 5-0.

- q. KT Care, LLC: #15-00109-C-3 (Kankakee)
BT Care, LLC: #15-00110-C-3 (Kankakee)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Bourbonnais Elementary S.D. #53 in each of the appeals listed above. Mr. Steffen seconded the Motion and it carried 5-0.

- r. Flo-Tech Mechanical Systems: #14-03268-I-2 (DuPage)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Addison Fire Protection Dist., Addison Public Library, Addison S.D. #4, DuPage H.S.D. #88, and Village of Addison. Mr. Steffen seconded the Motion and it carried 5-0.

- s. BASF Corporation: #15-00261-I-3 (Kankakee)

Mr. Glorioso moved to grant a final 90-day extension to Intervenor, City of Kankakee and Kankakee S.D. #111. Mr. Steffen seconded the Motion and it carried 5-0.

- t. Target Corporation: #15-20055-C-3 (Cook – Norwood Park)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, Eisenhower Public Library, Norridge Park Dist., Norridge S.D. #80, Norwood Park Fire Protection Dist., and Ridgewood H.S.D. #234. Mr. Steffen seconded the Motion and it carried 5-0.

- u. William Hudson: #10-05271-R-1 (Kankakee)

Mr. Freeman moved to deny the Motion to Reconsider and Vacate Decision. Mr. Glorioso seconded the Motion and it carried 5-0. Mr. Glorioso seconded the Motion and it carried 5-0.

- v. Dean Weiss: #11-33459-R-1 (Cook – New Trier)
David Richter: #11-33890-R-1 (Cook – New Trier)

Mr. Glorioso moved to vacate the PTAB decision and dismiss each appeal listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- w. Eli Lavie: #11-23612-R-1 (Cook – New Trier)
Eli Lavie: #12-26120-R-1 (Cook – New Trier)

Mr. Freeman moved to amend each of the decisions listed above carrying forward the 2010 assessment to the 2011 and 2012 tax years. Mr. Glorioso seconded the Motion and it carried 5-0.

- x. David Rosen: #15-23412-R-2 (Cook – Lake View)

Mr. Freeman moved to strike docket #15-23412-R-2 from the Agenda due to receipt of an appraisal estimating the market value of the subject property. Mr. Steffen seconded the Motion and it carried 5-0.

y. Par-A-Dice Gaming Corp.: #14-01111-C-3 (Tazewell)

Mr. Glorioso moved to deny the Request to Vacate Default. Mr. Freeman seconded the Motion and it carried 5-0.

6. Attachments

Decisions A – F and Z

As to Attachment A, Mr. Freeman moved to approve Attachment A. Mr. Glorioso seconded the Motion and it carried 5-0.

As to Attachment B, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 5-0.

As to Attachment C, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 4-0 with Mr. Glorioso recusing.

As to Attachment D, Mr. Steffen moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

As to Attachment E, Mr. Freeman moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Bilotta recusing.

As to Attachment F, Mr. Bilotta moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Steffen recusing.

As to Attachment Z, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 5-0.

Workload Report

Mr. Apostol presented and reviewed the July 31st Workload Report. As stated at other meetings, this report reflects open appeals at the beginning of the year, new appeals added during the year, appeals closed during the year and appeals pending at the end of the year. He reported ALJ staff produced 2,485 decisions in the first month of FY17 and continues to work toward reducing the backlog of appeals pending before PTAB. He again stated he is working with staff to review current systems in an effort to streamline the decision generating process.

7. Other Business

- The Notice and Acknowledgement, Receipt of Revolving Door Provisions was distributed to the Board and Director for review and signature.
- David Suarez, PTAB's Chief Information's Officer, presented an overview on the Enterprise IT Governance Process and an update on the status of the proposed On-Line Filing Process. He reported PTAB received approval on the First Gate and now is in the Second Gate of the Five Gate process. He further reported, at the Executive Director's meeting on August 3rd in Springfield, he reviewed the DocuWare program and its relation to the scanning process in preparation for On-Line Filing. The Board thanked David and staff for the presentation and for work being done to implement the program.

8. Adjournment

Mr. Freeman moved to adjourn the meeting at 11:35 a.m. Mrs. Kinion seconded the Motion and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director & General Counsel

LGA/dl